



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW AN ACCESS EASEMENT FOR BUMFORD ROAD RELOCATION FOR 2A TACTICAL, LLC, 99 TOLAND ROAD, BARRINGTON, NH 03825. BOOK 5036, PAGE 342 & 343.
  - THE PROPERTY IS DESIGNATED AS TAX MAP 251, LOT 63.
  - THE AREA OF THE EXISTING LOT 63 IS 8.60 ACRES (374,448 SQFT.)
  - THE ZONING DESIGNATION FOR THE PROPERTY IS REGIONAL COMMERCIAL DISTRICT, (RC)
  - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (RC) DISTRICT:
    - MIN. ROAD FRONTAGE = 200'
    - MIN. LOT SIZE = 40,000 SF (0.92 ACRES)
    - MIN. ROAD SETBACK = 75'
    - MIN. SIDE/REAR SETBACK = 30'
    - WETLAND/WATERBODY SETBACK = 50'
    - PRIME WETLANDS = 100'
    - MAXIMUM STRUCTURE HEIGHT = 40'
    - SEPTIC SETBACK = 50'/75' HYDRIC SOILS
  - THE EXISTING USE OF TM 251 LOT 63 IS VACANT LAND.
  - THE FEMA MAP NUMBER FOR THIS SITE IS 3301700305E, EFFECTIVE DATE: SEPTEMBER 30, 2015. AREA IS WITHIN ZONE X, AREA TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
  - THE CURRENT OWNER FOR LOT 63: 2A TACTICAL, LLC, 99 TOLAND ROAD, BARRINGTON, NH 03825. BOOK 5036, PAGE 342 & 343.
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  - ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UH.EDU.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON MARCH 30, 2021 FROM DATA COLLECTED BY THIS OFFICE ON APRIL 1, 2021. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
  - NRCS SOILS DATA:
    - HcB - HINKLEY LOAMY, 0 TO 3 PERCENT SLOPES
    - HcC - HINKLEY LOAMY, 3 TO 8 PERCENT SLOPES
    - SwA - SCANTON SILT LOAM, 9 TO 3 PERCENT SLOPES
    - Mp - FRETOWN AND SWANSEA MUCKY PEATS, 0 TO 2 PERCENT SLOPES

- PLAN REFERENCES:**
- S.C.R.D. PLAN #22A-180 (SUBJECT LOT), RECORDED SEPT. 13, 1982, TITLED: "PLAN OF LAND, VERNON T. SWAIN, BARRINGTON, NH.", DATED: JUNE 1982, SCALE: 1"=100', PREPARED BY: FREDERICK E. DREW ASSOCIATES.
  - S.C.R.D. PLAN #004371 RECORDED APRIL 3, 1990, TITLED: "BARRINGTON COMMERCE CENTER, LIGHT INDUSTRIAL & COMMERCIAL SUBDIVISION," PREPARED FOR: SAMUEL COFFR & CHRISTOPHER SHERIDAN, BARRINGTON, NH 03825, SCALE: 1"=100', DATED: JUNE 1, 1989, PREPARED BY: HENRY AND BERLAND ASSOCIATES, INC., APPROVED BY BARRINGTON PLANNING BOARD ON FEB. 28, 1990.
  - S.C.R.D. PLAN #000417, RECORDED JAN 10, 1994, TITLED: "PLAN OF LAND EVANGELINE G. ROTHWELL, BARRINGTON, NH.", SCALE: 1"=50', DATED: 1994, SCALE: 1"=50', PREPARED BY: FREDERICK E. DREW ASSOCIATES, BARRINGTON, NH.
  - S.C.R.D. PLAN #011683, RECORDED JULY 1998, TITLED: "SUBDIVISION PLAN FOR DOUGLAS M. & PATRICIA A. CALL, BARRINGTON, NH. PREPARED BY: OWEN DREW LLC, SCALE: 1"=50', DATED: APRIL 1998, APPROVED BY BARRINGTON PLANNING BOARD ON 7/7/98.
  - S.C.R.D. PLAN #031605, RECORDED SEPTEMBER 9, 2003, TITLED: "LOT LINE ADJUSTMENT PLAN PREPARED FOR: ANTHONY MOULOURAKIS & PAULINE S. SWAIN," PREPARED BY: DAVID W. VINCENT, LLS, BARRINGTON, NH, DATED: MAY 21, 2003, SCALE: 1"=50', APPROVED BY BARRINGTON PLANNING BOARD ON 8/3/2003.

PLANNING BOARD APPROVAL BLOCK  
**PLANNING BOARD**  
**BARRINGTON, NH**  
**- APPROVED -**

File Number 251-63-RC-21-SR

Date 9/20/2022

Chairman [Signature]

[Signature] 13SEP2022  
 OWNER'S SIGNATURE DATE

STATE OF NEW HAMPSHIRE  
 No. 945  
 SCOTT R. FRANKIEWICZ  
 SURVEYOR

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.  
[Signature]  
 SCOTT R. FRANKIEWICZ, LLS DATE: \_\_\_\_\_

**ADJUTERS LIST:**

N/F	MAP 250 LOT 85
TRIZLAND BARRINGTON, LLC	139 SWAIN RD
BARRINGTON, NH 03825	BOOK 4305 PAGE 653
N/F	MAP 250 LOT 69
BROWER COUNTRY PLACE, LLC	85 EDGEWATER DR.
BARRINGTON, NH 03825	BOOK 4361 PAGE 387
N/F	MAP 251 LOT 81
SHIRLEY LEAK	TRS SHIRLEY LEAK REV. TR
68 PROVINCE RD	BARRINGTON, NH 03825
N/F	MAP 251 LOT 53
RODNEY & ANNETTE CALL	48 PROVINCE RD
BARRINGTON, NH 03825	BOOK 3707 PAGE 828
N/F	MAP 251 LOT 64
ANGELAM & DAVID J GOODWIN	44 PROVINCE RD.
BARRINGTON, NH 03825	BOOK 4334 PAGE 294

**ADJUTERS LIST CONT.**

N/F	MAP 251 LOT 58
EDWIN & DENISE DOBSON	84 PROVINCE RD
BARRINGTON, NH 03825	
N/F	MAP 251 LOT 62
LEONARD & DONNA STEVENS	TRS REV TR
728 CALEF HWY	BARRINGTON, NH 03825-3620
N/F	MAP 251 LOT 65
STEVEN & PAMELA LENZI	TRS REV TR
304 YOUNG ROAD	BARRINGTON, NH 03825-3316
BOOK 3707 PAGE 826	
N/F	MAP 251 LOT 66
STEVEN & PAMELA LENZI	TRS REV TR
304 YOUNG ROAD	BARRINGTON, NH 03825-3316
BOOK 3707 PAGE 828	
N/F	MAP 251 LOT 72
WESTBROOK HOLDING CO, LLC	6 COMMERCE WAY
BARRINGTON, NH 03825	BOOK 4369 PAGE 912

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	09/15/22	UPDATED OWNER INFO. ON PLAN	TDB

**GRAPHIC SCALE**  
 AS SHOWN

**N.H. LAND Consultants**  
 A Veteran Owned Company  
 SURVEYING • LAND PLANNING • REAL ESTATE

**ACCESS EASEMENT PLAN**  
 TAX MAP 251 LOT 63  
 PROJECT LOCATION:  
**ROUTE 125 & BUMFORD ROAD,**  
**BARRINGTON, NH 03825**  
 OWNED BY  
**2A TACTICAL, LLC**  
 99 TOLAND ROAD, BARRINGTON, NH 03825  
 BOOK 5036 PAGE 342 & 343

STRAFFORD CO.  
 JOB NO: 400.00  
 DATE: AUGUST 10, 2022

**LLAP**  
 SHT. 1 of 1